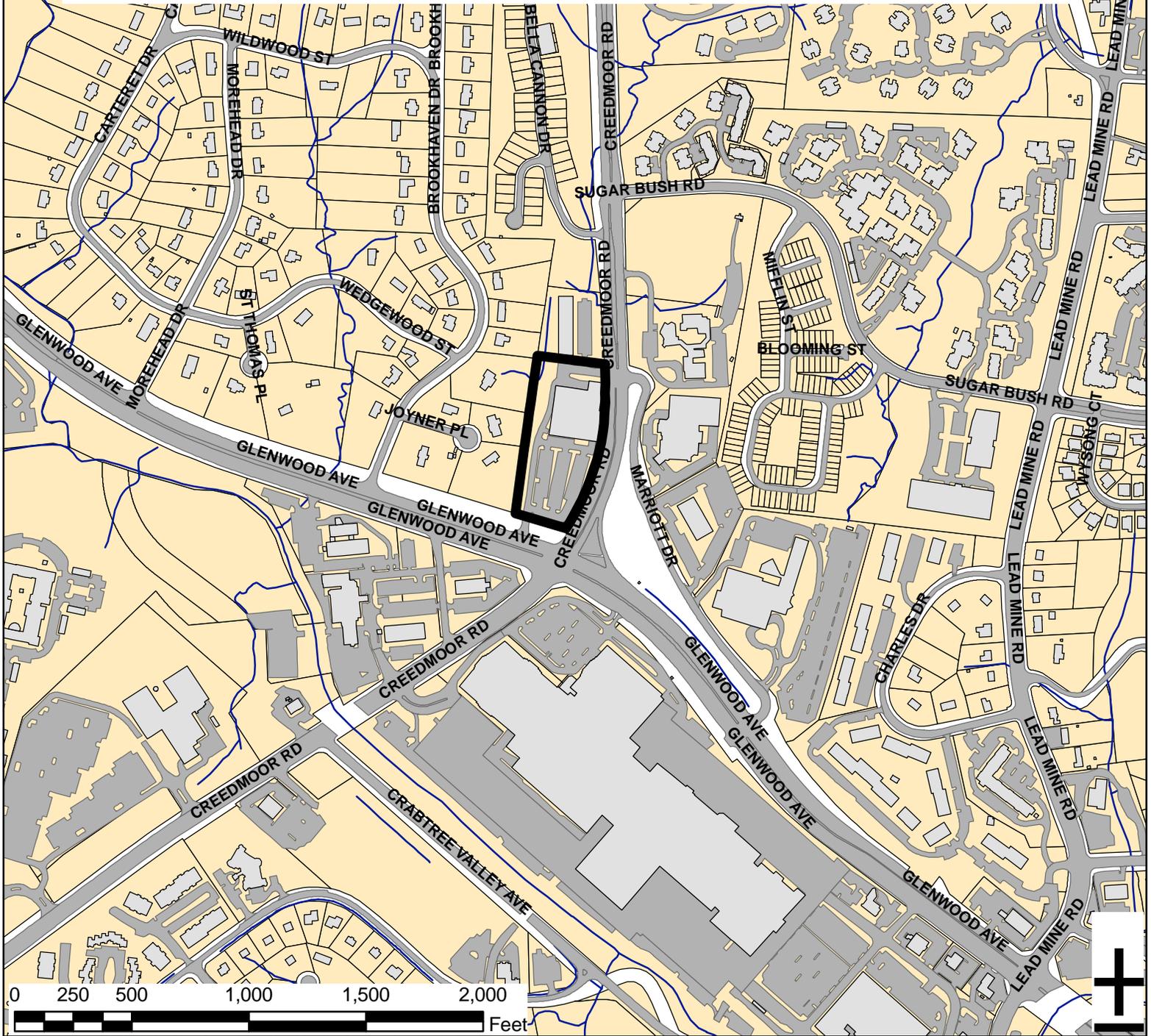


# CRABTREE PLACE SP-60-2010



Zoning: **SC CUD**  
CAC: **Northwest**  
Drainage  
Basin: **Crabtree Creek**  
Acreage: **4.71**

Proposed Sq. Ft.: **4,945**  
Planner: **Meade Bradshaw**  
Phone: **(919) 516-2664**  
Applicant Contact: **JDavis Architects**  
Phone: **(919) 835-1500**







# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

SP-60-10

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

## Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <p style="font-size: 2em; text-align: center;">290699</p>
<p>* May require Planning Commission or City Council Approval</p>		

### Section A

#### GENERAL INFORMATION

Development Name CRABTREE PLACE

Proposed Use SHOPPING CENTER MODIFICATION

Property Address(es) 4601 CREEDMOOR ROAD, Raleigh, NC 27612

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0796-42-5565

P.I.N.

P.I.N.

P.I.N.

What is your project type?

- Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  Mixed Residential  
 Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

#### PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. N/A

#### PLANNING COMMISSION OR CITY COUNCIL REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Previous City Council Site Plan approval includes 100' building setback on Glenwood which is proposed to be changed to 20' building setback

#### CLIENT (Owner or Developer)

Company SCHLOSSER DEVELOPMENT

Name (s) MR. RICK DUGGAN

Address 601 NORTH LAMAR BLVD; SUITE 301; AUSTIN, TEXAS 78703

Phone 512.472.7774

Email rwduggan@sdcaustin.com

Fax N/A

#### CONSULTANT (Contact Person for Plans)

Company JDAVIS Architects

Name (s) David Brown

Address 510 Glenwood Avenue, Suite 201; Raleigh NC 27603

Phone 919-835-1500

Email davidb@jdvaisarchitects.com

Fax 919-835-1510

**DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)**

**Has your project previously been through the pre-submittal process? If yes, provide the transaction # N/A**

Zoning Information	Building Information
Zoning District(s) SC-CUD; (Z-27-96)	Proposed building use(s) Retail/Shopping Center
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 43,937 SF
Overlay District N/A	Proposed Building(s) sq. ft. gross 4,945 SF
Total Site Acres 4.71 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 48,882SF (4400 SF=Warehouse)
Off street parking Required 163 Provided 181	Proposed height of building(s) Range of 24'-4" to 35'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 24%
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage 24% (site plans only)
CUD (Conditional Use District) case # Z-27-96	

**Stormwater Information**

Existing Impervious Surface 3.33 AC acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 3.31 AC acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 The subject property is designated for "Community Retail Mixed Use" on the 2030 Future Land Use Map of the 2030 Comprehensive Plan. In addition to conforming with the recommended land use, the proposed project will locate support services near adjacent residential uses. The project will have great access to the US 70 road networks.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots N/A Detached Attached	9. Total number of commercial lots? N/A
2. Total # Of Apartment Or Condominium Units N/A	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units N/A	<b>If Yes, please answer the questions below:</b> a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots N/A	
5. Overall Total # Of Dwelling Units (1-5 Above) N/A	
6. Bedroom Units 1br N/A 2br N/A 3br N/A 4br or more N/A	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) N/A	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate David Brown \_\_\_\_\_ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed David W. Brown Date 12/15/10  
 Signed \_\_\_\_\_ Date \_\_\_\_\_